

TOWN OF DAVIE

TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: Mark A. Kutney, AICP, Development Services Director/ (954) 797-1101
Prepared by: David M. Abramson, Planner II

SUBJECT: SP 6-4-04 / 04-347 / Medical Center / 3100 North University Drive /
Generally located on the eastside of University Drive, between Northwest
30th and 33rd Streets

AFFECTED DISTRICT: District 2

TITLE OF AGENDA ITEM: SP 6-4-04 / 04-347 / Medical Center

REPORT IN BRIEF:

The subject site is located on the eastside of University Drive, between Northwest 30th and 33rd Streets. The petitioner is proposing a new one-story Medical Office Center on this vacant parcel. The medical center footprint is approximately nine 6,480 square feet. The subject site is zoned B-2, Community Business District with an underlying land use of Commercial. Adjacent to the north is a commercial building zoned B-2, and to the east is a vacant parcel zoned B-2. To the south are single-family homes zoned RM-16, Medium-High Density Dwelling District, and to the west is University Drive zoned T, Transportation District.

The architectural design of the proposed medical office has a Florida Mediterranean feel. The office is designed with clean lines, arcs, and decorative features. The hipped shaped roof consists of Spanish "S" tile (3 blend terra cotta), decorative brackets support gentle overhangs along the front (southern) elevation, and a projected gable roof supported by two (2) columns provides a welcoming entrance. The office's exterior walls are completed with a medium texture stucco finish and pre-cast Styrofoam molding treatments around the perimeter of the building, as well as under double-hung windows.

Access onto the site is via on (1) proposed opening located along the western boundary line, off University Drive. Vehicular traffic enters this access point and navigates through the southern (front) portion of the site for parking. This parking aisle is two-way drive with a turn around point along the eastern boundary line.

The new medical office center is compatible with both existing and allowable uses on/and adjacent to this property.

PREVIOUS ACTIONS: N/A

CONCURRENCES:

At the November 8, 2005 Site Plan Committee Meeting, Mr. Evans made a motion, seconded by Vice-Chair Engel, to approve based on the planning report; that a paver crosswalk be added across the entrance at University Drive; and that a raised, keystone, decorative element

be added to the west elevation with the address numbers on it. (Motion carried 4-0, Mr. Breslau was absent)

FISCAL IMPACT: N/A

RECOMMENDATION(S): Staff finds the subject application complete and suitable for transmittal to the Town Council for further consideration.

Attachment(s): Site Plan, Planning Report, Future Land Use Plan Map, Zoning and Aerial Map

TOWN OF DAVIE
Development Services Department
Planning and Zoning Division
Staff Report and Recommendation

Applicant Information

Owner:

Name: Kesar Singh Family, L.L.C.
Address: 10726 Charleston Place
City: Cooper City, Florida 33026
Phone: (954) 438-6080

Petitioner:

Name: Gene H. Bieber, Architect Inc.
Address: 805 Northwest 8th Avenue
City: Dania, Florida 33004
Phone: (954) 920-5271

Background Information

Application Request: Site plan approval for a new one-story, 6,480 square foot Medical office center

Address/Location: 3100 North University Drive / Generally located on the eastside of University Drive, between Northwest 30th and 33rd Streets

Future Land Use Plan Map: Commercial

Zoning: B-2, Community Business District

Existing/Proposed Use(s): Vacant / Medical office center

Parcel Size: 35,672 Square Feet (0.82 Acres)

Surrounding Uses:

North: Office/Retail
South: Single-Family Homes
East: Vacant
West: University Drive

Surrounding Future Land Use Plan Map Designation:

Commercial
Residential 16 DU / Acre
Commercial
Residential 1 DU / Acre

Surrounding Zoning:

North: B-2, Community Business District
South: RM-16, Medium-High Dwelling District
East: B-2, Community Business District
West: T, Transportation

Zoning History

Related Zoning History:

Records indicate that the existing Future Land Use Plan Map designation and Zoning classification were in place at the time of annexation.

Previous Requests on same property:

"Supersite Commercial Plat" was approved and subsequently recorded in Plat Book 120, Page 18 in the official records of Broward County.

Applicable Codes and Ordinances

The effective Code of Ordinances governing this project is the Town of Davie Land Development Code.

Land Development Code (Section 12-24 (J)(5)), the B-2, Community Business District is intended to implement the commercial designation of the Town of Davie Comprehensive Plan by providing for a business area to service the shopping and limited service needs of several neighborhoods or the local community. Retail stores are intended to include convenience, fashion and durable goods.

Land Development Code (Section 12-208 (A)(15)), Requirements for off-street parking, medical, dental, chiropractic, etc. clinics: One space for each two hundred (200) square feet of gross floor area.

Comprehensive Plan Considerations

Planning Area:

This Planning Area is bound by Stirling Road on the north, Davie Road Extension on the southeast, and University Drive on the west. The area is characterized by multi-family residential development on the south side of Stirling Road, ranging from 8 to 16 dwellings per acre. There is one single family residential subdivision developed at five dwellings per acre.

Broward County Land Use Plan:

The subject site falls within Flexibility Zone 102. The Broward County Land Development Code requires that any changes or waivers to requirements of development permit applications be reviewed and approved or disapproved by the municipality with final approval by Broward County Commission.

Applicable Goals, Objectives & Policies:

Future Land Use Plan – Policy Group 7: Commercial Use Policy 7-1: The Town shall endeavor to expand its economic base through expansion of the commercial sector of its economy.

Future Land Use Plan - Objective 17: Land Use Compatibility and Community Appearance, Policy 17-1: Lands designated for non-residential use shall be located in a manner, which facilitates development, but does not adversely impact existing and designated residential areas.

Future Land Use Plan - Objective 17: Land Use Compatibility and Community Appearance, Policy 17-3: Each development proposal shall be reviewed with respect to its compatibility with adjacent existing and planned uses.

Application Details

The applicant's submission indicates the following:

1. *Site:* The subject site is located on the eastside of University Drive, between Northwest 30th and 33rd Streets. The petitioner is proposing a new one-story Medical Office Center on this vacant parcel. The medical center footprint is approximately 6,480 square feet. The subject site is zoned B-2, Community Business District with an underlying land use of Commercial. Adjacent to the north is a commercial building zoned B-2, and to the east is a vacant parcel zoned B-2. To the south are single-family homes zoned RM-16, Medium-High Density Dwelling District, and to the west is University Drive zoned T, Transportation District.

The subject site's design meets the intent of the B-2, Community Business District, to provide retail and office type uses to serve the local community. The subject site is designed for pedestrian movement to and from the medical office with a proposed five (5) foot wide concrete sidewalk to University Drive's right-of-way.

2. *Architecture:* The architectural design of the proposed medical office has a Florida Mediterranean feel. The office is designed with clean lines, arcs, and decorative features. The hipped shaped roof consists of Spanish "S" tile (3 blend terra cotta), decorative brackets support gentle overhangs along the front (southern) elevation, and a projected gable roof supported by two (2) columns provides a welcoming entrance. The office's exterior walls are completed with a medium texture stucco finish and pre-cast Styrofoam molding treatments around the perimeter of the building, as well as under double-hung windows.
3. *Access and Parking:* Access onto the site is via on (1) proposed opening located along the western boundary line, off University Drive. Vehicular traffic enters this access point and navigates through the southern (front) portion of the site for parking. This parking aisle is two-way drive with a turn around point along the eastern boundary line.

The dumpster enclosure is located in the southeastern corner of the site. The site plan demonstrates truck maneuverability onsite, to and from the dumpster. Furthermore, appropriate signage shall be installed to eliminate any type of traffic hazards.

Excluding hallways, toilets, and storage areas, the code requires (25) parking spaces based on the building's square footage. The proposed site plan provides (22) standard, (2) handicapped, and (4) compacted spaces, for a total of (28) provided parking spaces.

4. *Lighting:* The subject site's lighting design meets the Land Development Code that requires the maximum foot-candles of .5 at property lines.
5. *Signage:* All wall and tenant signs shall meet code prior to the issuance of a building permit.
6. *Landscaping:* The subject site meets the minimum requirements as indicated in the Town of Davie, Land Development Code. All plant material within the required twenty-five (25) by twenty-five (25) foot site triangle shall be a maximum of thirty-six (36) inches in height. All trees on site are maintaining a minimum of 15' from light poles. Furthermore, the dumpster area is to be screened with scrub materials thirty-six (36) inches in height as required per code.
7. *Drainage:* The subject site lies within Central Broward Drainage District. Approval from Central Broward Drainage District shall be obtained prior to issuance of any site development permit.
8. *Open Space and Recreation:* There are no equestrian and/or recreational trails that are connected with the subject site.
9. *Compatibility:* The new medical office center is compatible with both existing and allowable uses on/and adjacent to this property.

Significant Development Review Agency Comments

These following comments represent significant comments made by the Development Review Committee as part of the review process. All comments have been addressed unless otherwise indicated.

Planning and Zoning Division:

No trees shall be planted in the site-triangle. Ground cover and shrubs may be placed in the triangle, but shall be maintained at a height not to exceed three (3) feet per § 12-109 (a). ***(This has been corrected)***

Engineering Division:

There is an existing bus lane & bus stop on University Drive northbound and it is on the west side of the site. Modification to the bus lane must be considered. Request for removal of this bus lane is not acceptable unless an alternative is provided. Modification of the bus lane will need approvals from FDOT and BCTED ***(This has been corrected)***

Staff Analysis

The submitted site plan is zoned B-2, Community Business District and is designated Commercial on the Town of Davie Future Land Use Map. A new Medical Office Center is permitted in both this zoning district and land use category.

Findings of Fact

Staff finds that site plan is consistent with the general purpose and intent of the B-2, Community Business District regulations, and Town of Davie Comprehensive Plan. Furthermore, the site plan is in conformance with all applicable Codes and Ordinances in terms of site design, circulation, setbacks and buffering, and parking requirements. The proposed site plan is compatible with the surrounding uses and properties.

Staff Recommendation

Staff finds the subject application complete and suitable for transmittal to the Site Plan Committee and Town Council for further consideration. The following condition shall be met prior to final site plan approval:

1. Staff recommends placing pavers at the truck turn around point to avoid ripping up landscape, as well as being more esthetic pleasing then a stabilizing base.
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Site Plan Committee Recommendation

At the November 8, 2005 Site Plan Committee Meeting, Mr. Evans made a motion, seconded by Vice-Chair Engel, to approve based on the planning report; that a paver crosswalk be added across the entrance at University Drive; and that a raised, keystone, decorative element be added to the west elevation with the address numbers on it. (Motion carried 4-0, Mr. Breslau was absent)

Town Council Action

Exhibits

1. Site Plan
2. Future Land Use Plan Map
3. Zoning and Aerial Map

Prepared by: _____

Reviewed by: _____

Exhibit 2 (Future Land Use Map)

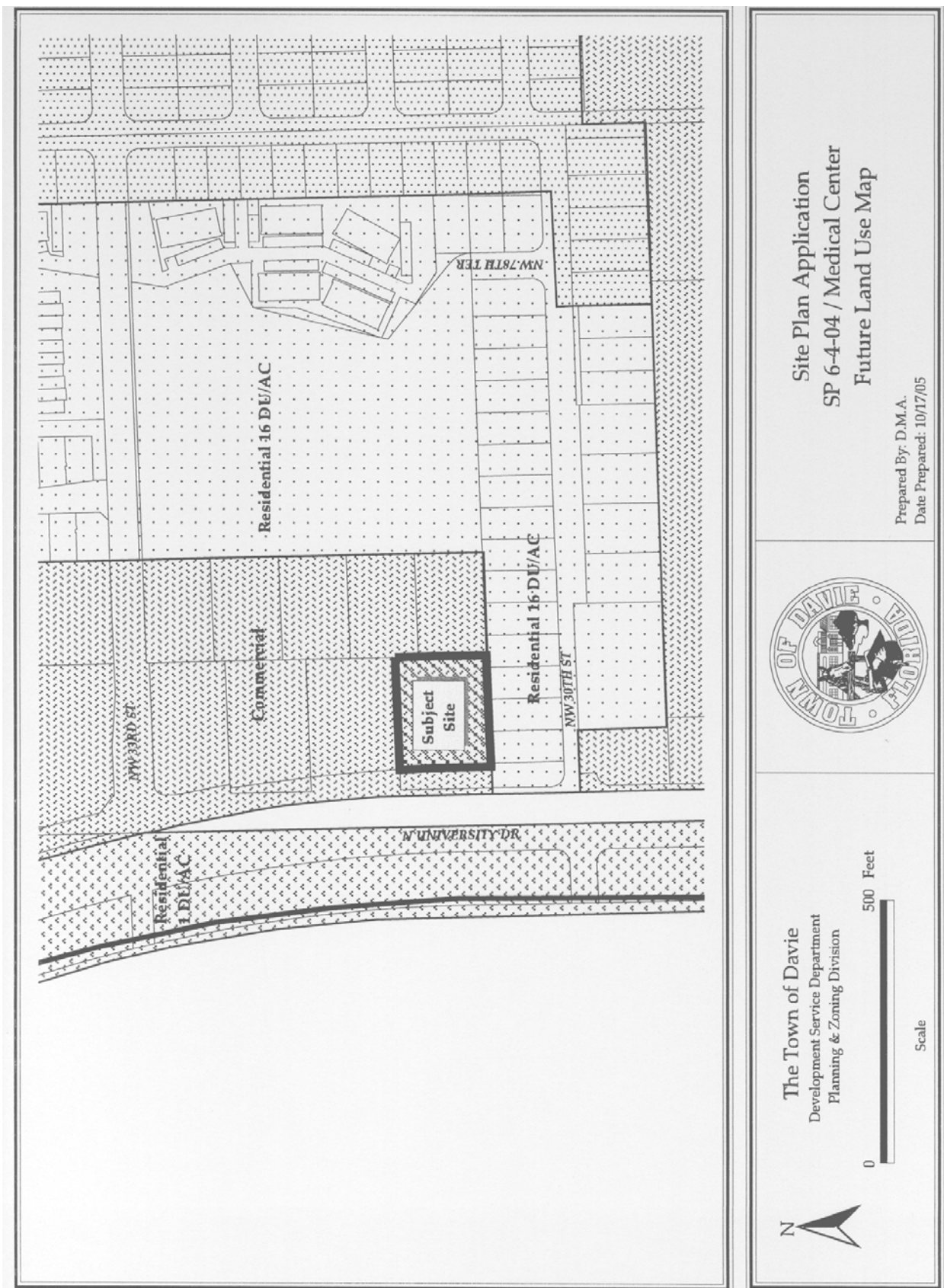
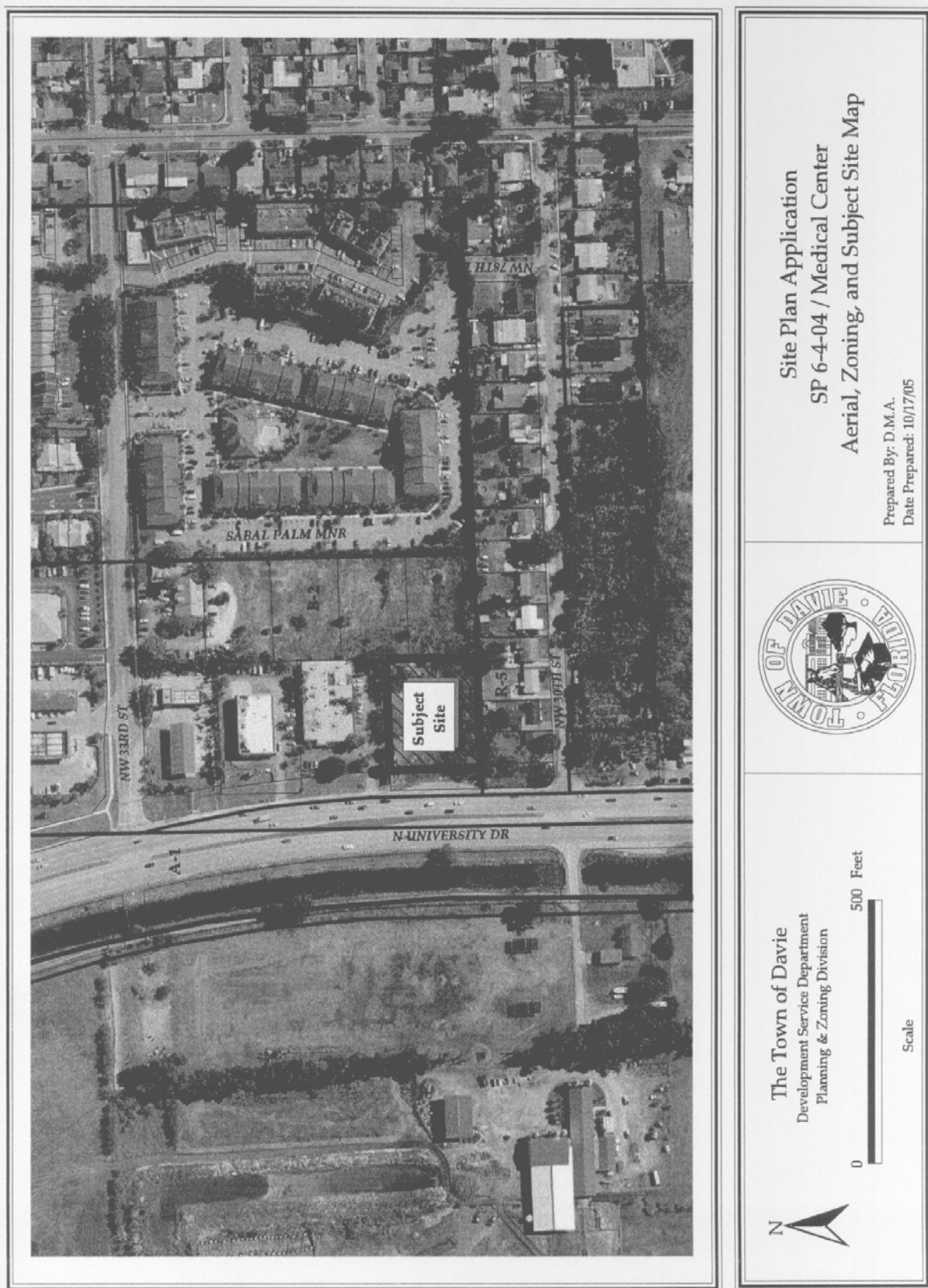


Exhibit 3 (Aerial, Zoning, Subject Site)



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